

**Landowner Specific Narrative Summary  
Gabriel Farms, Inc.**

To date, ATXI has been unsuccessful in obtaining an easement from Gabriel Farms Inc. Gabriel Farms Inc. owns two parcels totaling approximately 90 acres along the Pana to Mt. Zion segment of the Project in Christian County, Illinois. These parcels have been designated internally as A\_ILRP\_PZ\_CH\_153-1\_ROW and A\_ILRP\_PZ\_CH\_156\_ROW. As summarized on ATXI Exhibit 2.1, as of March 16, 2015, ATXI has contacted, or attempted to contact, Mr. Curt Corzine, the owner of Gabriel Farms, Inc. on at least 38 occasions, including 6 emails, 12 in-person meetings, 3 letters, 11 phone calls and 6 voicemails.

ATXI met with Mr. Corzine on September 3, 2014 to discuss ATXI's initial offer of compensation, at which time Mr. Corzine stated he would provide crop yields by the first of the week and that he would look into the price per acre. Mr. Corzine provided crop yield information on September 15<sup>th</sup>, and in response, ATXI increased its offer of compensation on September 18<sup>th</sup>. On October 1<sup>st</sup>, Mr. Corzine requested a pole relocation to minimize the impact of the pole on his field. ATXI responded on October 2<sup>nd</sup>, that it was unable to honor his request because of additional tension on the line and the addition of multiple turning structures. ATXI did provide Mr. Corzine a map showing the measurements of the pole placement on his property.

On December 3<sup>rd</sup>, Mr. Corzine provided a counteroffer based on a comparable of a nearby auction sale. When ATXI attempted to confirm the accuracy of this comparable sale, Mr. Corzine admitted that the records do not substantiate this per acreage price, but people who attended the auction stated that the auction resulted in the per acreage price contained in Mr. Corzine's counteroffer. On December 10<sup>th</sup>, Mr. Corzine provided an additional comparable sale from a neighboring parcel, which ATXI reviewed. In response, ATXI attempted via telephone and in-person meetings to present an increased offer to Mr. Corzine, but he cancelled a scheduled meeting and declined to discuss the easement, stating that he was going to hire an

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attorney. On December 18<sup>th</sup>, ATXI mailed its updated offer to Mr. Corzine, and made several attempts to discuss the offer with Mr. Corzine or obtain a letter of representation. On January 26<sup>th</sup>, ATXI received a letter of representation from Mr. Herman Bodewes. Mr. Bodewes provided a counteroffer for this parcel on February 5, 2015, which ATXI reviewed with its appraiser. Based on that consultation, ATXI explained to Mr. Bodewes that it could not accept the amount of his counteroffer because there was no basis to support the requested level of compensation. On February 13<sup>th</sup>, Mr. Bodewes responded that he would have a written appraisal to share with ATXI in the near future. That commitment has been reaffirmed on multiple occasions in follow up conversations amongst counsel. To date, ATXI has not received this appraisal or any additional documentation supportive of Mr. Bodewes' counteroffer.

ATXI remains willing to negotiate with Mr. Corzine and his counsel, however, given the disparity with respect to adequate compensation for the easement, ATXI believes a voluntary agreement in the time frame supportive of this line segment's in-service date is unlikely. Therefore, ATXI requests eminent domain authority for these parcels.

### Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 9.3.14 ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter: ☒
  - a. Ask if the landowner read 14 days letter
  - b. Does landowner have any questions regarding letter:

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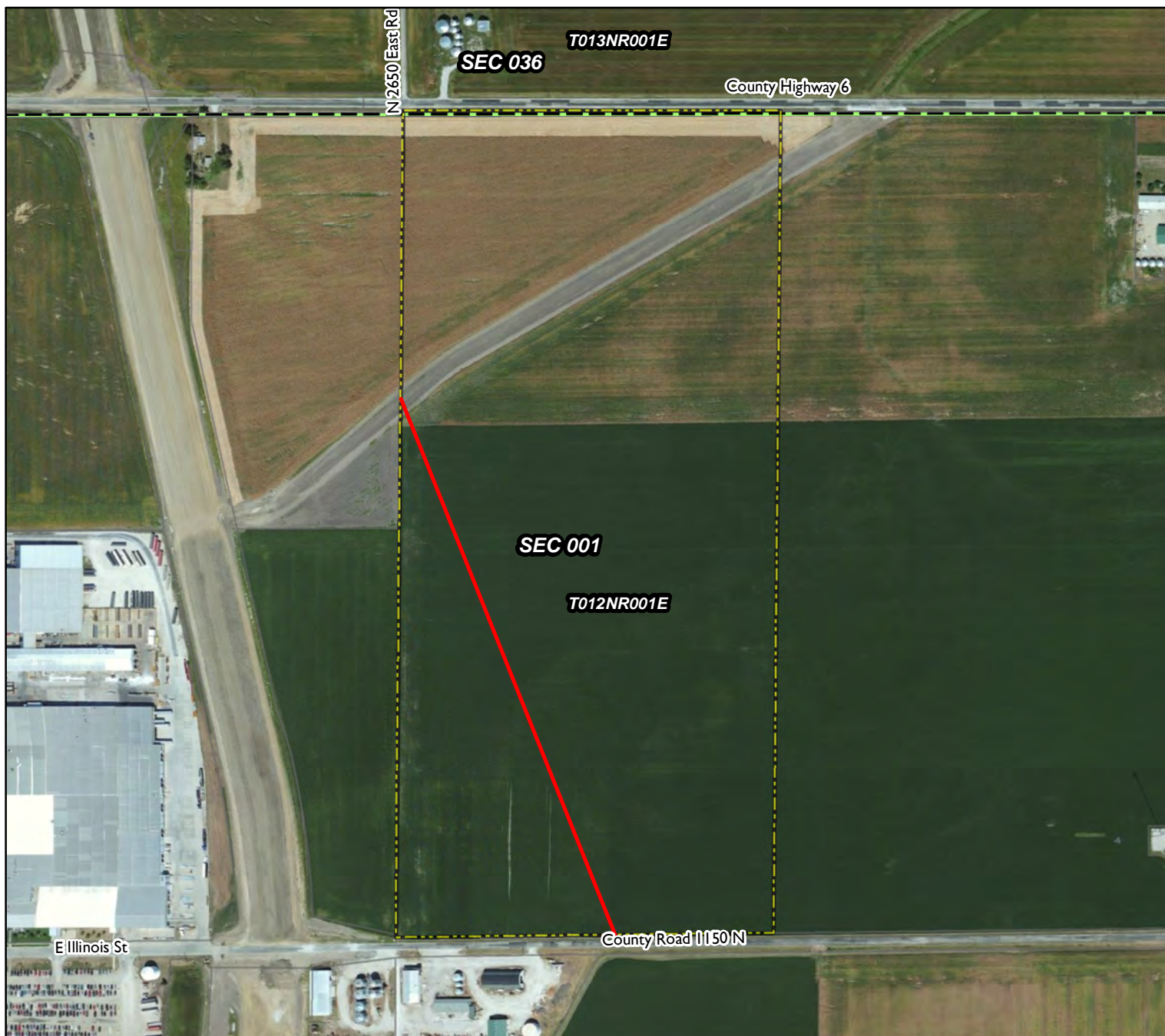


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7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
  - a. Provide Fact Sheet about the project
  - b. Provide landowner copies of:
    - i. Small scale map of the project
    - ii. Sketch and description of type of facilities/structures
    - iii. Approximate location of facilities
    - iv. Option for Easement including exhibit showing length and width of the easement area
    - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☒
11. Complete Construction Questionnaire, including name of tenant, if applicable ☒
12. Provide EMF brochure, if requested ☒
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) Charlene J. Mader ☒

# Christian County, IL

Christian County, Illinois

Tax ID: 01-20-01-200-001-00

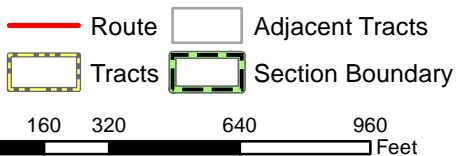


## Ameren - Illinois Rivers



Contract Land Staff, LLC  
2245 Texas Drive, Suite 200  
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



**Gabriel Farms, Inc.**

Tract No.:A\_ILRP\_PZ\_CH\_153-1

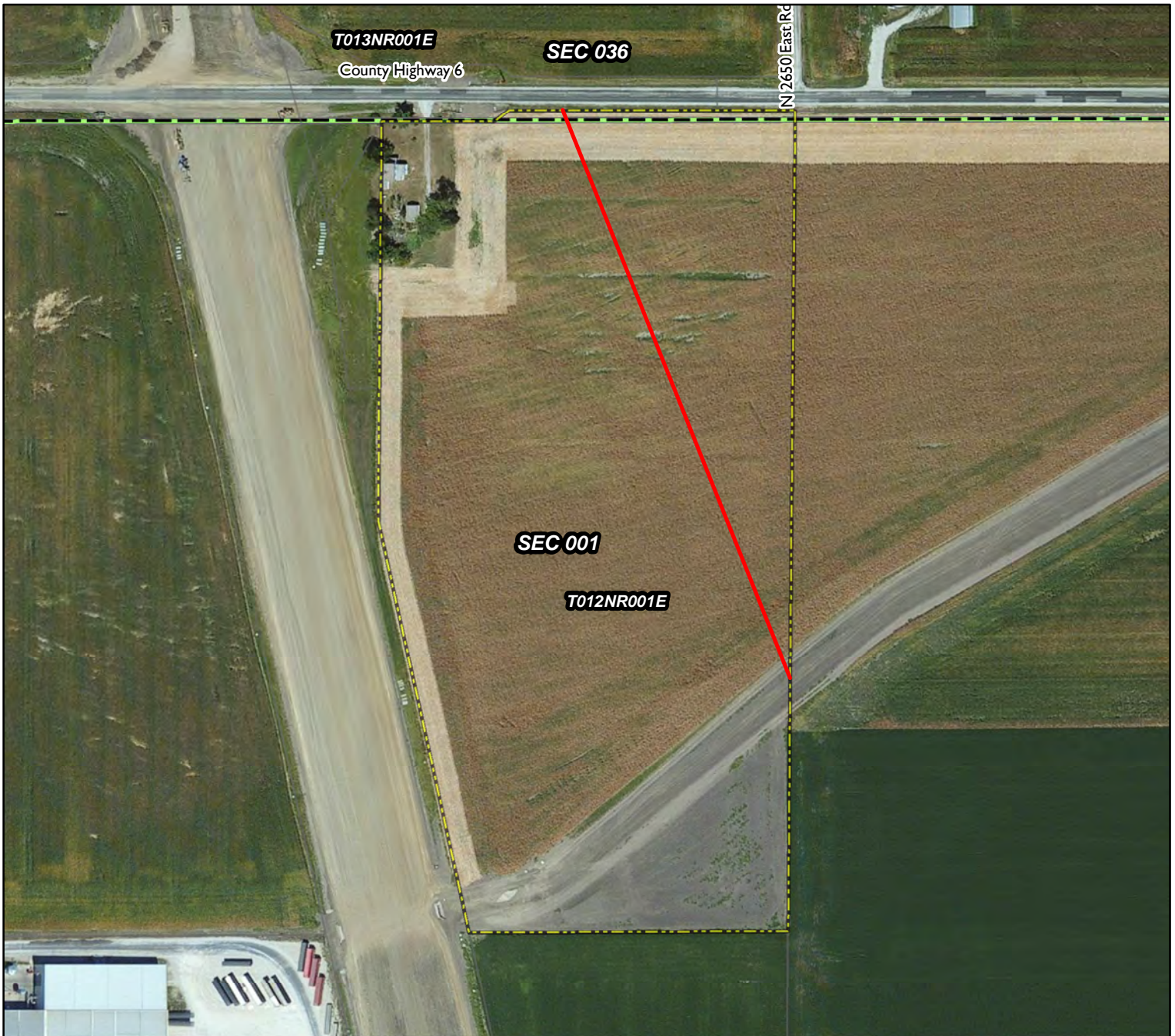
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# Christian County, IL

Christian County, Illinois

Tax ID: 01-20-01-100-004-00

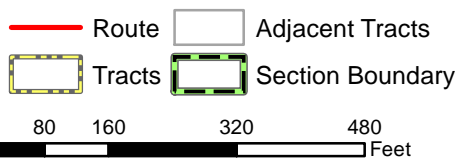


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Sugar Land, TX 77479

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**Gabriel Farms, Inc.**

Tract No.:A\_ILRP\_PZ\_CH\_156

Date: 12/11/2014

EXHIBIT "A"

A 9.964 ACRE TRACT OF LAND SITUATED IN THE NORTH 1/2 OF SECTION 1, TOWNSHIP 12 NORTH, RANGE 1 EAST OF THE 3RD PRINCIPAL MERIDIAN, CHRISTIAN COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO GABRIEL FARMS, INC., RECORDED IN DOCUMENT NO. 2012R04796 OF THE DEED RECORDS OF CHRISTIAN COUNTY, ILLINOIS (D.R.C.C.I.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A POINT IN THE NORTH LINE OF SAID NORTH 1/2, FROM WHICH A 1/2-INCH IRON ROD WITH A YELLOW CAP FOUND AT THE NORTH 1/4 CORNER OF SAID SECTION 1 BEARS SOUTH 88 DEGREES 43 MINUTES 24 SECONDS EAST, A DISTANCE OF 302.51 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1040997.89, E:786443.04;

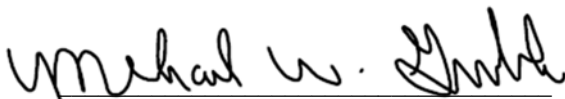
**THENCE** SOUTH 20 DEGREES 38 MINUTES 26 SECONDS EAST, LEAVING SAID NORTH LINE, A DISTANCE OF 2,892.21 FEET TO A POINT FOR CORNER IN THE SOUTH LINE OF SAID NORTH 1/2;

**THENCE** NORTH 89 DEGREES 33 MINUTES 11 SECONDS WEST, ALONG SAID SOUTH LINE, PASSING A 1-INCH IRON PIPE FOUND AT THE NORTH COMMON CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO STRINGERS INC., RECORDED IN DOCUMENT NO. 82-43811, D.R.C.C.I. AND A TRACT OF LAND DESCRIBED IN ARTICLE V IN LAST WILL AND TESTAMENT TO LINDA LOUISE CORZINE, RECORDED IN CAUSE NO. 03-P-9 OF THE COURT RECORDS OF CHRISTIAN COUNTY, ILLINOIS AT A DISTANCE OF 129.82 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 160.77 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 20 DEGREES 38 MINUTES 26 SECONDS WEST, LEAVING SAID SOUTH LINE, A DISTANCE OF 2,894.72 FEET TO A POINT FOR CORNER IN SAID NORTH LINE;

**THENCE** SOUTH 88 DEGREES 43 MINUTES 24 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 161.69 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 434,019 SQUARE FEET OR 9.964 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), EAST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.

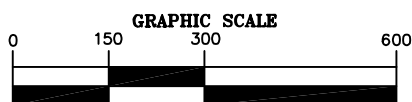


MICHAEL W. GERBERICK  
PROFESSIONAL LAND SURVEYOR  
REGISTRATION NO. 035-002683  
STATE OF ILLINOIS PROFESSIONAL  
DESIGN FIRM LICENSE NO. 184.006475

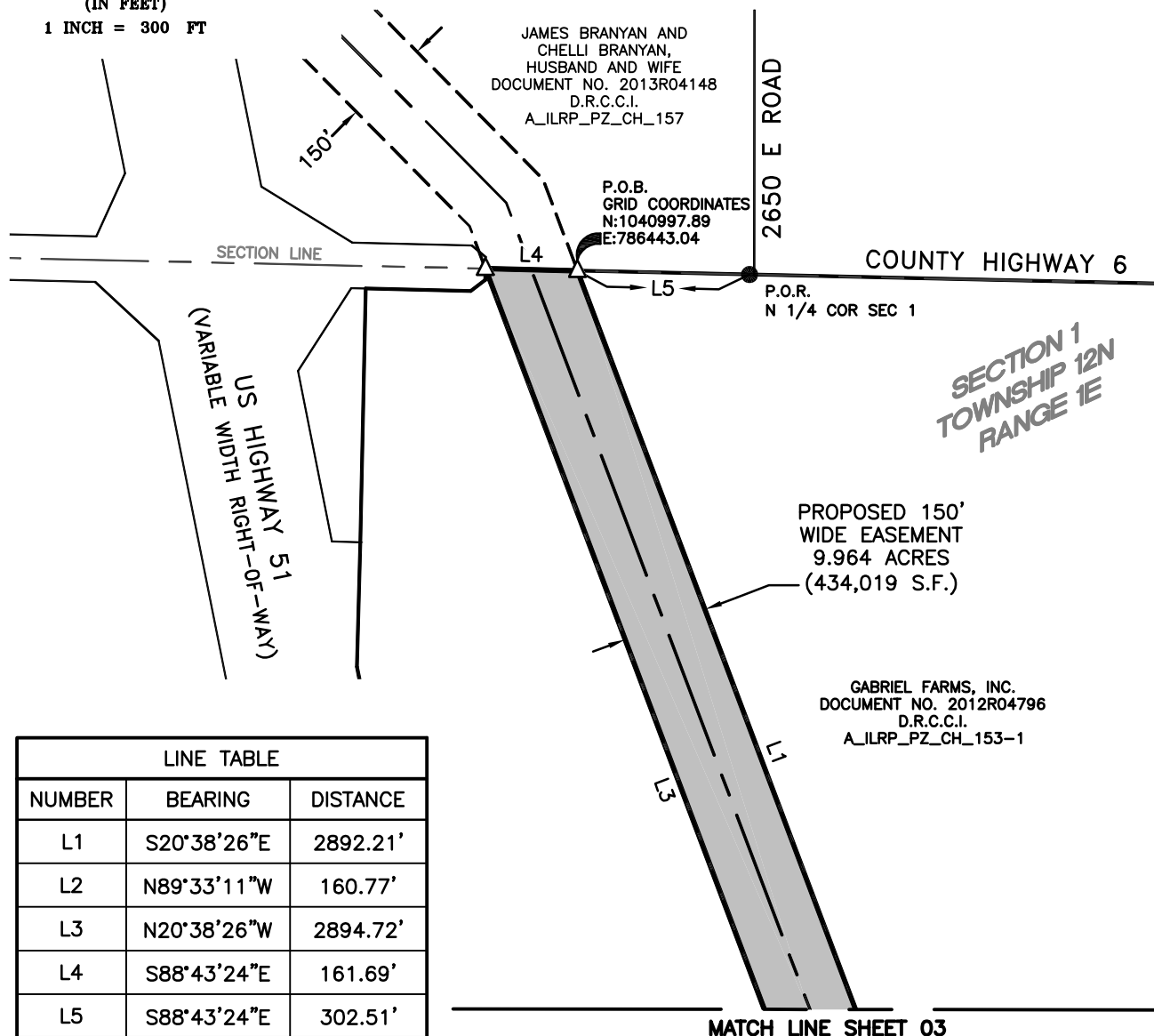
DATE: 12/22/2014



EXHIBIT "A"



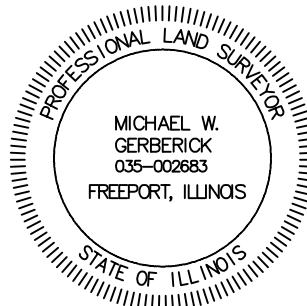
(IN FEET)  
1 INCH = 300 FT



LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S20°38'26"E	2892.21'
L2	N89°33'11"W	160.77'
L3	N20°38'26"W	2894.72'
L4	S88°43'24"E	161.69'
L5	S88°43'24"E	302.51'

LEGEND

C.R.C.C.I.	COURT RECORDS
D.R.C.C.I.	DEED RECORDS
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
●	1" IRON PIPE FOUND
●	1/2" IRON ROD WITH A YELLOW CAP FOUND
△	CALCULATED POINT
---	SECTION LINE
---	SUBJECT PROPERTY LINE
---	TRACT LINE
---	PROPERTY LINE
---	PROPOSED EASEMENT CENTERLINE
---	PROPOSED EASEMENT



*Michael W. Gerberick*

MICHAEL W. GERBERICK  
PROFESSIONAL LAND SURVEYOR  
NO. 035-002683 - STATE OF ILLINOIS  
PROFESSIONAL DESIGN FIRM  
LICENSE NO. 184.006475 - STATE OF ILLINOIS

NOTES:

1. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
2. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 02 OF 03

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 12/22/2014
SCALE: 1"=300'
TRACT ID: A_ILRP_PZ_CH_153-1
DRAWN BY: LCA

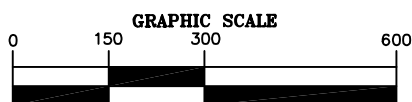


150' TRANSMISSION  
LINE EASEMENT  
PANA TO MT. ZION  
SECTION 1, TOWNSHIP 12 NORTH, RANGE 1 EAST  
OF THE 3RD PRINCIPAL MERIDIAN  
CHRISTIAN COUNTY, ILLINOIS



EXHIBIT "A"

MATCH LINE SHEET 02



(IN FEET)  
1 INCH = 300 FT

SECTION 1  
TOWNSHIP 12N  
RANGE 1E

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S20°38'26"E	2892.21'
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L5	S88°43'24"E	302.51'

PROPOSED 150'  
WIDE EASEMENT  
9.964 ACRES  
(434,019 S.F.)

GABRIEL FARMS, INC.  
DOCUMENT NO. 2012R04796  
D.R.C.C.I.  
A\_ILRP\_PZ\_CH\_153-1

US HIGHWAY 51  
(VARIABLE WIDTH RIGHT-OF-WAY)

1150 N ROAD

STRINGERS INC.  
DOCUMENT NO. 82-43811  
D.R.C.C.I.  
A\_ILRP\_PZ\_CH\_151-3

ARTICLE V  
LINDA LOUISE CORZINE  
CAUSE NO. 03-P-9  
C.R.C.C.I.  
A\_ILRP\_PZ\_CH\_151-1

LEGEND

C.R.C.C.I.

D.R.C.C.I.

P.O.B.  
P.O.R.



COURT RECORDS  
CHRISTIAN COUNTY, ILLINOIS  
DEED RECORDS  
CHRISTIAN COUNTY, ILLINOIS

POINT OF BEGINNING  
POINT OF REFERENCE  
1" IRON PIPE FOUND  
1/2" IRON ROD WITH A  
YELLOW CAP FOUND  
CALCULATED POINT

SECTION LINE

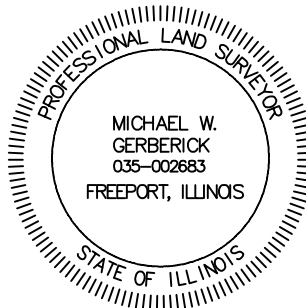
SUBJECT PROPERTY LINE

TRACT LINE

PROPERTY LINE

PROPOSED EASEMENT CENTERLINE

PROPOSED EASEMENT



*Michael W. Gerberick*

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